

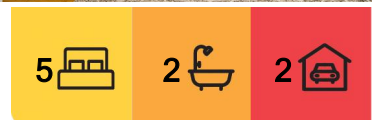
## Runcorn, 67 Gumtree Street

SOLD BY THE FLORENTZOS TEAM

With a priceless, no-neighbours outlook onto tranquil bushland across the street from the spacious balcony off the upstairs master suite, you know from the get-go that this attractively rendered residence is going to be a haven for your family from the hustle of everyday life.

### Highlights:

- A 2009 build, refurbished for market with a fresh coat of interior paint and plush new carpet
- Down: combined kitchen/living/dining, lounge, study, powder room, laundry
- Up: 5 beds, 4 with BIRs & a bathroom to share, master with WIR, chic ensuite & balcony
- Approx 24m2 covered patio off living/dining overlooking a grassy, fenced backyard
- Ducted heating/cooling for all-season comfort and bill-busting solar panels



**For Sale**  
Please Call

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[ljhooker.com.au/B227F4R](http://ljhooker.com.au/B227F4R)

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**LJ Hooker Property Partners**  
07 3344 0288

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The interior updates have returned this timeless home to all its original glory, making an even greater statement of the honey-toned hybrid floors through the grand entry foyer, formal lounge and study, along with the rich hue of the solid timber staircase connecting the two floors.

Luxe, large-format floor tiles run off the foyer, past the powder room and laundry, into a welcoming, open-plan kitchen/living/dining area - a bright and breezy space that opens through a screened slider onto an 8m long covered entertaining patio overlooking a lawned rear yard.

This will be the everyday inside action hub for the family; where meals will be prepared and enjoyed, and nights shared in conversation, playing a board game, or watching a movie.

The formal lounge next door provides respite for adults when required or use it as a rumpus if the kids are still toddlers and you want to keep at least one living space ready for guests!

A free-flowing format, centred around an island dining bar with a jet-black stone benchtop that contrasts beautifully against the crisp white of the cabinetry, makes the kitchen a functional area for both the cook and diners. There's room for 2 up at the dining bar, with the bench clear for prep and service. A full suite of appliances includes a gas cooker with stainless rangehood, electric oven, and dishwasher.

Gorgeous new carpet keeps things cosy underfoot upstairs, from the landing through all 5 bedrooms, 4 of which have built-in robes and share a main bathroom with a shower and tub, and separate toilet. The large master enjoys scenic vistas of bird-filled bushland across the road from a balcony all its own, with sliders into both the walk-in robe and a well-designed ensuite that puts the vanity in the spotlight and keeps the shower and toilet largely concealed. Like the main bathroom, the ensuite has opulent full-height tiling.

A leisurely walk will get you to bus stops along nearby Persse Road, while a drive of no more than 4 minutes will have you jumping on the Gateway to destinations further afield, shopping at your pick of Warrigal Square, Runcorn Plaza, Sunnybank Hills Shoppingtown or Pinelands Plaza, or dropping the kids at Fruitgrove train station, Runcorn Heights State School or Runcorn State High.

Start an exciting new chapter for your family right here!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties  
with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 50 133 677 319 / 21 107 068 020

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## More About this Property

<b>Property ID</b>	B227F4R
<b>Property Type</b>	House
<b>Land Area</b>	500 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Water Tank Solar Hot Water

**Ling Li 0403 192 378**

Agent & Leasing Agent for Peter Florentzos | [lingli@ljhpp.com.au](mailto:lingli@ljhpp.com.au)

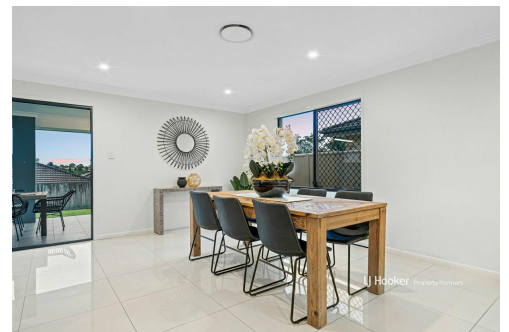
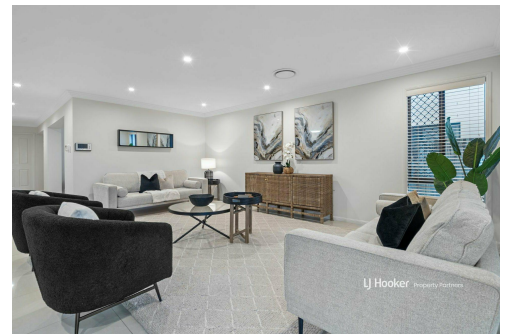
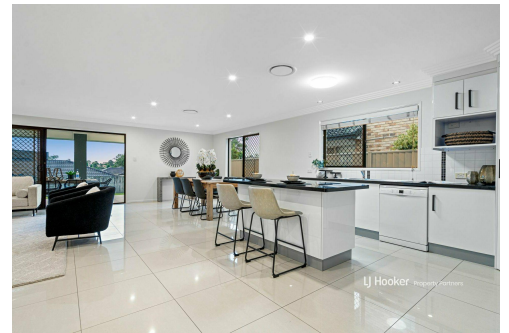
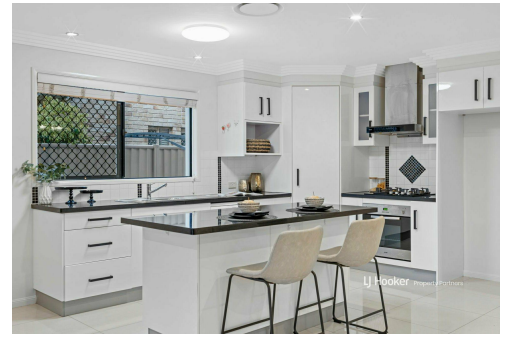
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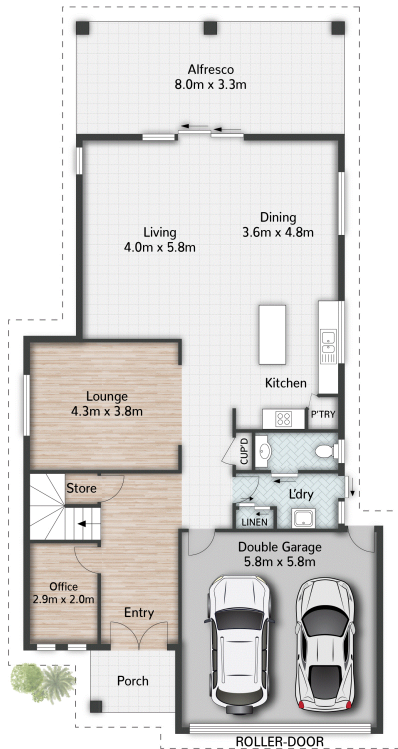
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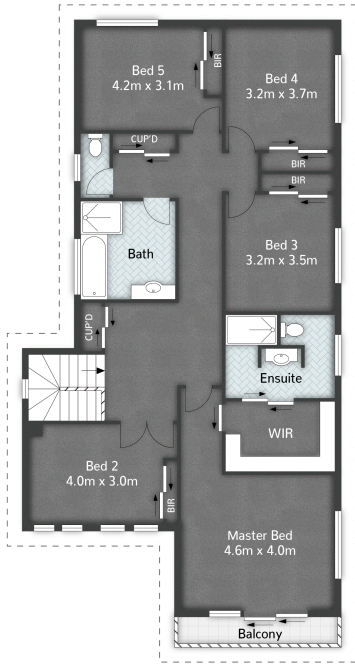
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LEGEND

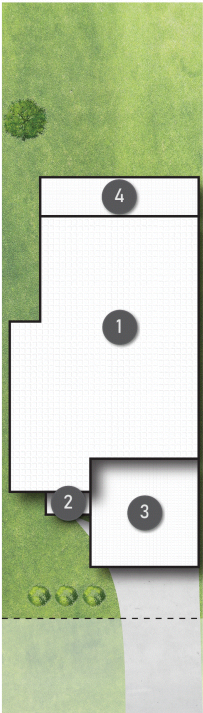
- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ALFRESCO



GROUND FLOOR



FIRST FLOOR



Gumtree Street



67 Gumtree Street RUNCORN

5 | 2 | 2 | 313m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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